Christopher Thomas

Industrial

TO LET



Unit 16, Danleebar Estate, Crouch Lane, Windsor, SL4 4RZ

A functional industrial / warehouse unit, forming part of a conveniently located industrial estate between Bracknell Ascot and Windsor.

Available Size	1,800 sq ft / 167.23 sq m
Rent	£15 per sq ft
Business Rates	Busness Rates are likely to be 100% exempt for small businesses. Interested parties are to verify with the landlord.
EPC Rating	EPC exempt - EPC has been commissioned, will be available in less than 28 days

KEY POINTS

- Efficient unit size approx 18.4m x 9m internally
- Three phase
- Shared visitor parking with two to three additional unit allocated spaces
- Immediate availability

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Description

The accommodation provides a modernised ground floor warehouse and production facility with occupier visitor parking, The site has 3 phase power supply and a single loading door (2.9m height, 3m wide approx) with an eaves height of approximately 2.2m, rising to 3.85m at the ridge.

Location

The estate is located to the back of Legoland Windsor, just past the former Smarts Winter Quarters (now Montague Park) on Crouch Lane (next to Tally Ho Farm) with quick access via North Street or Winkfield Plain Road in either direction to the Windsor M4 (Junction 6), Maidenhead along The Drift Road (M4 J8/9) or via North Street / Brasiers Lane, to Ascot / the M3 (Junction 3).

An excellent strategic logistics position in the central Thames Valley area, adjoining similar small industrial estates, notably The Mill and Smallacre, and Millside, small unit schemes developed from former agricultural buildings, modernised and let commercially.

Accommodation

Unit 16 offers the following approximate area:

Name	sq ft	sq m	Availability
Ground - warehouse / industrial	1,800	167.23	Available
Total	**1,800**	**167.23**	

Terms

Available on a new lease.

Hours of use are Monday to Friday 7:00 a.m. to 7:00 p.m.

Saturday 8:00 a.m. to 1:00 p.m.







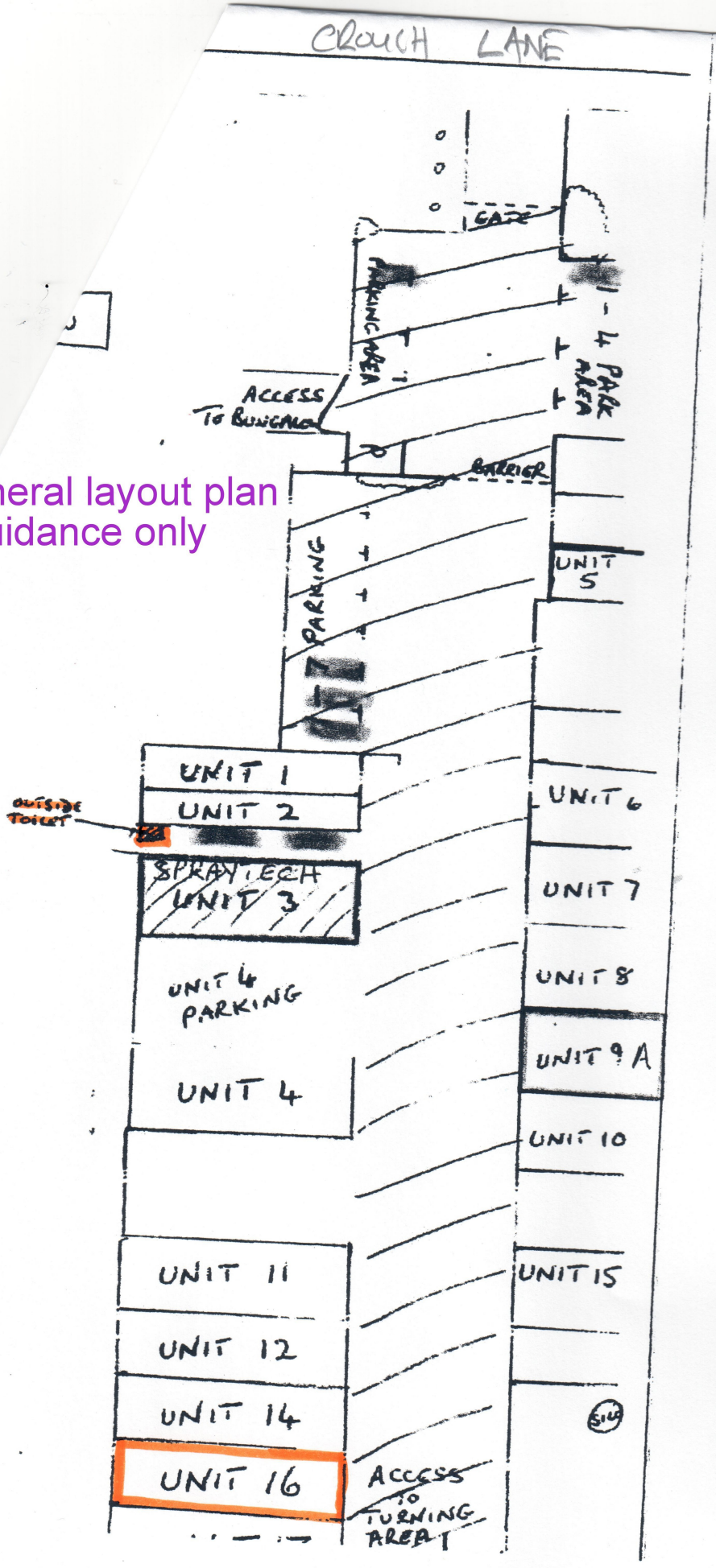
Viewing & Further Information

Christopher Thomas

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CROUCH LANE
GATE
PARKING AREA
1 - 4 PARK AREA
ACCESS TO BUNGALOW
BARRIER
A general layout plan
for guidance only
PARKING
UNIT 5
UNIT 1
UNIT 2
UNIT 6
OUTSIDE TOILET
SPRAYTECH UNIT 3
UNIT 7
UNIT 8
UNIT 4 PARKING
UNIT 9A
UNIT 4
UNIT 10
UNIT 11
UNIT 15
UNIT 12
UNIT 14
UNIT 16
ACCESS TO TURNING AREA
NOT TO SCALE